Sectt. II-27—40,006—20-12-38.

Revenue (1937) Department.

M.S. SERIES.

G.O. No. 3108

Dated 25-11-37

Despatch Abstract.

Alienation - Land - (South Kanara) - Mangalore Municipality - Kodialbail East Ward - Urwa Maiden (portion) - Municipal Council, Mangalore

Orders passed.

8/12

13/12

Subject - Town Planning - Mangalore
... Kodialbail East
and West Ward Schemes
... and rejection

Memo. No. 49447/A-1 E&H
7-12-33.

The attention of the
C.M.C. Mangalore is
invited to the No. 2477 B-1
dt 4-11-1933 and he is
requested to report what
progress has been made in
the matter.

~~Request~~ ~~Copy of the Kodialbail~~
~~East and West Ward~~
~~Town Planning Schemes~~

7/12

To

The C.M.C Mangalore.

5-12-33

8/12

7/12

Dpd. by Van / Post / Messenger

Dpr.'s initials.

Date 9/12/1933.

E 2

DEPARTMENT.

Received ..... 19 . *Registered* 19

L 2 (P.H)

51496

Subject.

Town Planning - Mangalore Municipal Council - Kodialbail East and West Ward Schemes - Revision and submission - Memo No. 49447 A-1/E-2 P.H, dated 7th December 1933.

R.D 7-2-34

ENCLOSURES.

No. .....

.....

Spare copies .....

W No 401 33-34.

Station Mangalore *Dated the* 11th December 19 33.

From (Name) M.R.Ry. K.Mittal Shetty, Avl.,

(Designation) Chairman, Municipal Council, Mangalore

To The Secretary to the Govt of Madras,

Local Self Government Department.

Fort St. George, Madras.

Sir,

The estimates in respect of both the above schemes have been revised by the Town Planning Committee at its meeting held on 28-11-1933 in the light of the observation made by the Director of Town Planning in his note communicated along with G.O. 2477 P.H. dated 4th November 1933. The schemes will be placed before the meeting of the Municipal Council early in January 1934 for its approval and will be resubmitted to Government.

Your obedient servant

Chairman, M. C.

3

DEPARTMENT.

Received ..... 19 . *Registered* ..... 19 .

SECRETARY TO GOVERNMENT
26 JAN 1934
LOCAL SELF GOVERNMENT DEPT

E2

Subject. 3624

Town Planning - Mangalore Municipal Council

Kodialbail East & West Ward Schemes - Reporting submission for sanction.

L & (P.H.)

ENCLOSURES.

No. .....

.....

Spare copies .....

25-1-34.

No. 91/33-34

30/1/34

Station Mangalore *Dated the* 22nd January 1934.

From (Name) M.R.Ry. K. Vittal Shetty, Avl.,

(Designation) Chairman, Municipal Council, Mangalore.

To The Secretary to the Government of Madras,

LOCAL SELF GOVERNMENT Department.

Fort St. George, Madras.

Sir,

The Kodialbail East & West ward Town Planning schemes have been this day resubmitted to Government for sanction through the Collector of South Kanara, the Board of Revenue and the Director of Town Planning after being revised as per G.O. No. 2477 P.H. Ms.dated 4th November '33.

P

Your obedient servant,

K Vittal Shetty

Chairman, M. C.

Copy communicated to the Director of Town Planning, Madras.

NS 26/1

D1 4

L. S. & (P. H

No. 3624 from the C.M.C Mangalore
W. No 91 of 22-1-34

70/27-3

Subject — Town Planning — Mangalore municipal council — submission of the Kodialbail East and West Ward schemes.

Memo. No 3624-1 E2 P.H
27-3-34

The Collector of South Kanara is requested to submit within the Kodialbail East and West ward T.P. schemes, which is received, have been submitted through him by the C.M.C Mangalore with his letter dt 22-1-34 have been forwarded to Govt through the Board of Revenue and the D.T.P. and, after, when

1 & 10-5-34

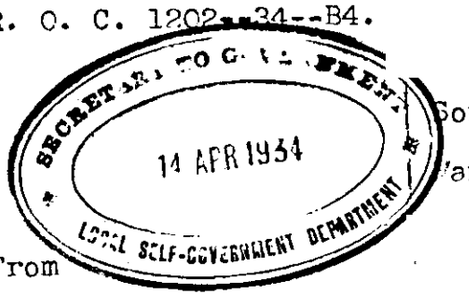
Dpd. by Van / Post / Messenger
Dpr.'s initials
Date 28/3 1934

The Collector of S. Kanara
(Q Copy)

23-3-34

5/

R. O. C. 1202--34--B4.



South Kanara Collector's Office,
Mangalore, dated 10th April 1934.

From

E. M. Gawne, Esq., I.C.S.,
Collector of South Kanara.

To

The Secretary to Government,
Local Self Government Department,
Madras.

Sir,

Town Planning--Mangalore Municipal Council--Kodialbail East and West ward schemes--information furnished.

Ref:- Government's memorandum No. 3624-1--E--2 P. H. dated 27th March 1934.

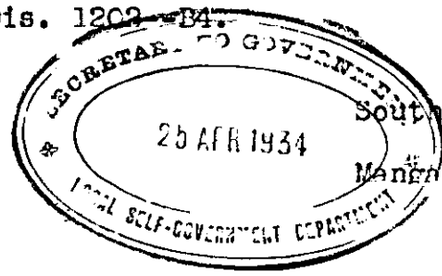
The Kodialbail East and West Ward Town Planning Schemes received from the Chairman, Municipal Council, Mangalore, were submitted to Government, through the Board of Revenue with this office N. Dis. 454-34 dated 29th January 1934. But the Board returned the schemes with its reference B. No. 666--34--2 dated 2nd March 1934 calling for further information. The papers are now pending with the Chairman, Municipal Council, Mangalore. I shall submit my report on receipt of his reply.

Your obedient servant,

Collector.

L. Dis. 1202-B4.

D \ 18011



South Kanara Collector's Office,

Mangalore, dated 19th April 1934.

From

E. M. Gawne, Esq, I.C.S.,

Collector of South Kanara.

To

The Secretary to the Board,

Land Revenue & Settlement,

Madras.

Sir,

Town Planning--South Kanara--Mangalore Municipal Council--Kodialbail East and West ward--Town Planning schemes.

Ref:--Board's reference P. No. 666-34-2 dated 2nd March 1934.

The Kodialbail East and West ward Town Planning schemes were once verified and submitted to Government, through the Director of Town Planning, Madras, with this office D. Dis. 1243--29 dated 30th May 1929. In November 1930, they were again received in this office from the Chairman, Municipal Council, Mangalore and were returned to him after the list of owners of Kodialbail East and west wards was duly verified by the Town Surveyor. list of discrepancies as observed by the Town Surveyor was also sent to him. The Chairman, Municipal Council, Mangalore, states that the schemes were resubmitted to Government only after the discrepancies pointed out by me were reconciled and that since then no alterations have been made to the original schemes. In these circumstances I do not think there is need to check the particulars in the schemes and the maps again. The net capital cost of the East ward scheme has been reduced from Rs.50,000 to Rs.47,000 and of the west ward scheme from Rs.1,36,000 to Rs.75,000 with reference to the Town Planning Director's suggestions in his letter No. 1732/32

dated 5th September 1933.

The enclosures received from the Board together with a copy of the letter from the Director of Town Planning, Madras, are enclosed.

Your obedient servant,

Sd/ E. M. Gawne,

Collector.

Copy forwarded to the Secretary to Government, Local Self Government, Department, Madras.

Mangalore,
Dated 19th April 1934.

Collector.

To

The Secretary to Government, Local Self Government Department,
Madras.

LOCAL SELF GOVERNMENT DEPARTMENT.

C.F. 61

CURRENT No. 925/34

Received 10/5/34 19 Registered 11.5.1934 19

Subject.

Town planning (South Kanara)- Mangalore Municipal Council- Kodi -bail-East and West Ward- Town planning schemes.

ENCLOSURES.
No. .....
.....
Spare copies.....

Refce. No. B.666/34-3.

Station Madras, *Dated the* 8th May 1934. 19

From

A.R.C.Westlake Esq., I.C.S.,
Secretary,
~~The~~ Board of Revenue, ~~Revenue~~ Land Revenue and Settlement, ~~etc.~~ ~~Separate Revenue.~~

The Hon.Mr. C.A.Souter, C.S.I., I.C.S., Commr.of Land Rev.

Resolution
Reference.

Read the following papers:-

Letter from M.R.Ry. K. Vittal Shetty Avl., Chairman, Municipal Council, Mangalore, No.W. 91/33-34 dated 22nd January 1934:-

The above schemes are herewith resubmitted to Government for sanction after being revised in the light of the remarks made by the Director of Town Planning in his note communicated along with G.O. No.2477 P.H. Ms. dated 4th November 1933.

A copy of the resolution of the Council approving the scheme is enclosed.

Endorsement by the Collector of South Kanara, N.Dis. 454 34-B.4 dated 29th January 1934.

Submitted to the Secretary to the Board of Revenue, Land Revenue and Settlement, Madras. I have not examined this paper in any way, before submitting it.

Extract from the proceedings of the Mangalore Municipal Council, dated 15th January 1934.

x x

11. Read G.O. No.2477 P.H. Ms. dated 4-11-1933 returning for revision the town planning schemes of Kodialbail east and west wards and the town planning committee's recommendations thereon.

The Town planning committee's recommendation is approved and the schemes with the revised estimates are approved and passed. The Council is of opinion that the procedure prescribed in section 14(4) of the Town Planning Act need not be followed.

Read letter from E.M.Gawne Esq., I.C.S., Collector of South Kanara, L.Dis. 1202-B.4 dated 19th April 1934.

Reference.

Submitted to Government.

2. The Collector reports that it is unnecessary to check the particulars in the schemes and maps again as they were checked previously in 1930 and as since then no alterations have been made to the original schemes. He points out that the net capital cost of the East Ward scheme has been reduced from Rs.58,000 to Rs.17,000 and that of the West Ward scheme from Rs.1,66,000 to Rs.75,000 with reference to the Town Planning

Director's

-8- 10

Director's suggestions in his letter No.1762/33 dated 5th Septr. 1933 referred to in G.O. No.2477 P.H. Ms. dated 4th November 1933.

(P) M Ramaswamy 9.5.34

for Secretary.

To the Secretary to Government, Local Self Government Dept.,

with ~~please find~~ two schemes and plans.

J.E.G./8.5.

SAS 9/5

Local Self Government DEPARTMENT. 16.7.34

Received 14 JUL 1934 Registered ..... 19..

Subject.

Town Planning - Mangalore Municipality – Kodialbail East Ward Town Planning scheme.

ENCLOSURES.
No.
Spare copies

D.T.P. No. 1149/34

Station Madras, *Dated the* 12th July 1934

From (Name) R.Dann Esq., F.R.I.B.A., M.T.P.I.,
(Designation) Director of Town Planning, Madras.

To The Secretary to the Government of Madras,
Local Self Government Department.

Sir,

Ref 1208

A copy of letter No.W.105/34-35 dated 5th July 1934 from the Commissioner, Mangalore Municipality, is forwarded to Government for information. Under the circumstances the sanctioning of the Kodialbail East Ward Town Planning scheme at an early date will be desirable.

I have the honour to be,
Sir,
Your most obedient servant,

R Dann 12/7

for Director of
Town Planning.

P.T.O.

Copy of letter
From the Commissioner, Mangalore Municipality
To the Director of Town Planning, Madras,
W.No.105-34-35. dated 5th July 1934.

Ref. Kodialbail East Ward T.P.Scheme.

An extract from the Collector's letter dated the 19th June 1934 in the matter of opening a new road in Dongerkery is enclosed. The work is one contemplated under the Kodialbail East Ward T.P.Scheme (Road G G - T.P.No.65/28). The cost of this work is proposed to be met out of the amount set apart for the Block No.10 Market Ward T.P.scheme. This diversion has been sanctioned by Government in G.O.No.2006 P.H. dated 8th September 1933.

In view of the remarks of the Collector please let me know whether the scheme has been forwarded by you to Government. If you have I would request you to move Government in the matter and have the scheme sanctioned at an early date as some more works within this scheme area are also proposed to be executed in the course of the year.

The favour of an early reply is requested.

Extract from the Collector of South Kanara, Mangalore
D.Dis.No.1272-34. dated the 19th June 1934.

x x x

2. Under Section 34 of the Madras T.P.Act (VII of 1920) a notification under Section 14 of that Act will operate as a declaration under Section 6 of the Land Acquisition Act. It is therefore unnecessary to take any steps in the matter until the sanction of Government for the scheme is published by notification in the Fort St.George Gazette.

13

Rev dept

O.M. No 3782 F/36 – 1 dt 15-9-34

Town-planning – (South Kanara) Mangalore Ml Council – Kodialbail East and West ward – Town-planning Schemes – Bd's refce No B 666/34-3 dt 8-5-34.

IR dated 16/11-34

3/17/9

The Collr.'s letter to the Board's ref. makes no mention of the fact that the East-ward scheme contemplates a receipt of Rs. 10,000 as sale proceeds of Govt. (S. Nos. 284 & 285) site and buildings land in the Assumption that the land will be alienated by the Govt. The Bd requested to report at an early date whether there is any particular reason why the land should be alienated.

The Bd of Rev is requested to report whether there is any objection to the alienation to the Ml Council, Mangalore of the land in S. Nos 284 and 285 included in the Kodialbail East ward scheme free of charge for the occupancy right but subject to the payment of the usual ground rent.

The Bd of Rev (L. Rd) (with Appendix 9 in Kodialbail East and T.P. Scheme, Mangalore in original the ref) 30-8-34.

alienation, if made, shd. be free of charge for the market value.

The Bd's attention is invited to Govt.

I. 397 Rev. D. 26-2-35 (H)

15

C.F. 31

Revenue **DEPARTMENT.**

CURRENT No. 5-6074

Received ..... 19 Registered 8.12.34 19

ubject.

Town Planning - (South Kanara) - Mangalore Municipal Council - Kodialbail East and West Ward Town Plannin schemes.

ENCLOSURES.
No. .....
.....
Spare copies .....

Ref: D. No 666/34-5.

Station Madras, *Dated the* 5th December 1934.

From

A.H.C. Westlake, Esq., I.C.S.,
Secretary Land Revenue. and
~~The~~ Board of Re....., ~~Revenue~~ Settlement, ~~etc.~~
~~Separate Revenue.~~

~~Resolution~~
~~Reference.~~

C.A. Souter Esq., C.S.I., I.C.S.,
Commissioner of Land Revenue.

Read the following:--

i.
Memorandum No.3782 F/34-1 Revenue Department dated th 15th Septemoer 1934.
ii.
Letter from E.M. Gawne, Esq., I.C.S., Collector of South Kanara, D.Dis.4778-34 dated 15th Novr. 1934.

Ref:Board's reference No.D.666/34-5 (Land Revenue & Settlement) dated 27th Septemoer 1934.

I invite the attention of the Board to G.O. No.914 Mis. P.H., (Local Self Government Department)

dated 5th April 1929, a copy of which I enclose.

2. The Municipal Council, Mangalore, is under the impression that as the Town planning scheme was approved by the Director of Town Planning, Government would also agree to it. S.Nos. 284 and 285 referred to in the Board's reference constitute the Urwa Maidan proper and the Municipal Council propose to sell its rugged southern and eastern margins as house sites to finance the scheme. As the scheme depends on the Council's ability to raise funds, and as there are no funds in sight, sufficient to cover the expenditure involved in the scheme, except such as may be raised by the proposal, I consider that the proposal may be agreed to. Government have already waived in favour of Municipalities the collection of heavy ground rents, thus recognising their claims to a share in the enhanced value of land in towns and the proposal now submitted seems to me in accordance with this policy of Government.

2. I return the enclosures received with the Board's reference.

REFERENCE:-

Submitted to Government.

2. In the circumstances reported the Board supports the Collector's recommendation.

N. Ramachandran
7.12.34
for Secretary.

To the Secretary to Government, Revenue Department with Appendix A of the Kodialbail East Ward Town Planning

Original dtd 4-7-1928 (R) 17

Government of Madras
Local Self Government Department
****

G.O.No.914 Mis. r.H. dated the 5th April 1929.

Abstract.

Town Planning - Mangalore Municipal Council - The Kodialbail East Ward Town Planning Scheme - Utilisation of S.No.1554 for housing the adi-dravidas - Collector's proposal vetoed with remarks.

Read the following papers:--

From the Chairman, Municipal Council, Mangalore, No.764 dated 21st December 1927:
From the Collector of South Kanara, No.5970, dated 12th July 1928.
From the Board of Revenue, Land Revenue, No.5621 dated 3rd September 1928.

Order:-

Under section 16 of the Madras Town Planning Act, 1920, the Government have issued a notification calling on the Mangalore Municipal Council to prepare, print and submit for their sanction the Kodialbail East Ward Town Planning Scheme. The Collector of South Kanara proposes to utilise a portion measuring 10 acres of S.No.1554-Urwa Maidan--included in the above scheme, for housing the Depressed Classes. The Mangalore Municipal Council and the Director of Town Planning point out that if the Collector's proposal is accepted the financial aspect of the Town Planning Scheme would be adversely affected and that the trenching ground at Derebail may be used for the purpose. The Director of Public Health [illegible]

to its utilisation for this purpose. The Government agree with the Municipal Council and the Director of Public Health and accordingly direct that the trenching ground instead of a portion of S.No.1554 be utilised for housing the depressed classes.

(By order of the Govt., Ministry of Public Health)

Hilton Brown,
Secretary to Government.

To

The Chairman, Municipal Council, Mangalore.
" Collector of South Kanara.
" Director of Town Planning.
" Director of Public Health.

Copy to the Revenue Department.

19

L. S. & (W. H) Dept

From the C. E. Mangalore W. No. 91 33-34 Dated 22.1.34

To the D. T. P. No. 11609/34 12.7.34

Bd. of Rev. & Settlement B. No. 666/34-5. 12. 34

Subject. Town Planning – Mangalore Municipality – Kodialbail East and West Ward scheme – Financing.

Ref. 1. G.O. No. 3826 dated 9.5.34
2. " " 28334 " 9.5.34

G.M. 51823 - 1.91. P.4. dt. 8.5.35

In the Kodialbail East Ward Town Planning Scheme the Mangalore Municipal Council has taken credit for a sum of Rs 50,000 under sale proceeds of sites and buildings. The municipal Council expects to realise this amount by selling Govt lands in S. Nos 284 and 285 for house sites. The Govt do not ordinarily alienate their lands to local bodies free of cost for sale as sites for houses. If the lands

Countersigned
8.6.35

~~sold in auction alienated by the council~~

The alienation of the lands which are required for school sites, streets, lanes and play grounds and for an open space will be free of charge for the occupancy right and free of ground rent. The alienation of the remaining lands which are to be used ~~for the sites of~~ as sites for ~~shops~~ houses, and business premises and which will be sold in auction to private individuals will be free of charge for the occupancy right and free of ground rent until the first plot of this area is sold and thereafter any portion of the area remaining unsold will similarly, until sold, be free of charge for the occupancy right and free of ground rent. As each plot is sold it will

E. No 37. 1' / 21.12.12 (H)

become liable to such ground rent as the Collector may prescribe for it, which ground rent will be liable to revision at each re-settlement and the charge for the occupancy might realised at the sales will have to be credited to the Govt. If the above procedure is followed the expenditure which the Council will have to incur in connection with the execution of the Kodialbail East and West Ward t.p. schemes will be (Rs 67,000 + 75,000) Rs 142,000 If the Council raises a loan of this amount from the Govt repayable in 20 years at the rate of 3 1/4 percent p.a. the annuity for the payment of the loan inclusive amount to Rs 10215 p.a. The Municipal Council is

p 16 ng

requested to report whether it is prepared to finance the schemes by raising the necessary loan and if so how it proposes to provide the amount required annually for the repayment of the loan.

2. With reg to clause 24 of each of the schemes referred to above the council is requested to report specifically at what percentage it proposes to levy the betterment contribution in respect of the lands included in such scheme.

3/5/35

M.D. 7/5

M.I.

I.S. 19-6-35 ✓

∑ SR 13-7-35 ✓

3 2 1

809

1.5.35.

To Comm. of the Municipal Municipalities through C.M.C. Madras ✓

D.T.B. ✓

By Rly. Local Rule of Settlements.

Ex.

DEPARTMENT.

Received ..... 19 *Registered* 19

25 JUL 1935

Subject.

30661

Reference:- TOWN PLANNING -- Kodialbail East and West Ward Town Planning Scheme -- Financing -- Government Memorandum No. 51823 -1D1-P.H., dated 8-5-1935 and the Special Reminder dated 13-7-1935.

Enclosures.
No. .....
.....
Spare copies .....

W. No. 91/33-34

Station Mangalore, *Dated the* 23rd July 1935.

From (Name) M.R.Ry. C.R.Karunakara Menon, Avl., B.A., B.L.
(Designation) Commissioner, Mangalore Municipality,
Mangalore.

To The Secretary to the Government of Madras.
Local Self Government Department.
Through: Fort St. George, MADRAS.
Sir.
The Chairman,
Municipal Council, Mangalore.

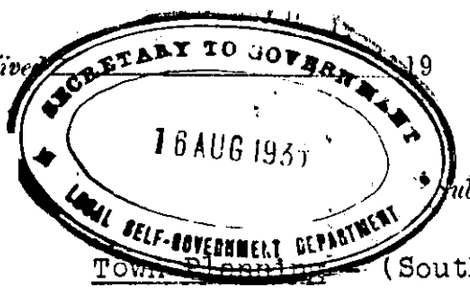
The above memorandum was placed before the meeting of the Town Planning Committee. The Committee at its meeting held on 13-7-1935 has submitted its suggestion to the Council. The decision of the Council will be communicated to Government immediately.

Your obedient servant,
Karunakara Menon
23/7.
Commissioner. M. M.

Forwarded.
23.7.35. Chairman, M.C.

Local Self Government | **DEPARTMENT.** 24 C.F. 31

CURRENT No.



Received 19 . *Registered* 342-10 19

Subject.

Town Planning (South Kanara) Mangalore Municipal Council - Kodialbail East and West Ward Schemes.

ENCLOSURES.

No.

Spare copies

Reference No. B.666/34-9

Station Madras *Dated the* 13th August 1935.

From A.R.C.Westlake Esquire, I.C.S.,
Secretary,
Land Revenue. and
The Board of Revenue, Revenue Settlement, etc.
Separate Revenue.

A.H.A.Todd Esquire, I.C.S.,
Commissioner of Land Revenue.

Resolution
Reference:

Read the following:-

Board's Reference No.B.666/34-6 dated 5-12-1934.

Memorandum from Government, Local Self-Government Department, No.51823-IDI, P.H., dated 8th May 1935.

Reference.-

The Board requests the orders of the Government on its Reference read above.

for Secretary. 15/8/35

To the Joint Secretary to Government, Local Self Government Department.

M.P. 15/8

ns/1618

L.S.G.(G.H.)

No. 30661 from the Commr. Mangalore Mpcs

N. No. 91/33-34

dt 23-7-1935

51
26/8

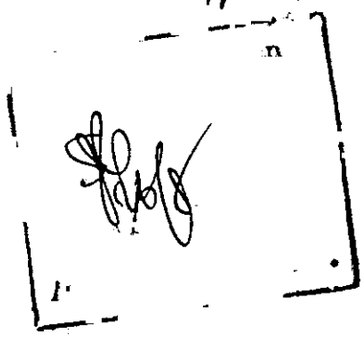
32240 from the Secy to Govt of Revenue (L & S.) Ref. M.B-666-34 dt 13-F-35

subject - Town Planning Mangalore municipal council — Kodialbail East and West Ward schemes

Memo. No. 30661-1 DIP.H
26-8-35.

The Commissioner Mangalore municipality is requested to return with reference the copy of the council's memorandum No. 5823-1 DIP.H dt 19-22 dt 5-F-1935 may be expected to reach this Govt. The matter has been pending for more than three months

Recd noted
I.R. 1-10-35



The Commr. Mangalore Mpcs

(The Dy. Chief Engr. Mangalore) No 20-8-35

Secy to Govt of Revenue 21.8.35
(L.R. & S.)

26

DEPARTMENT.

Received ..... 19 *Registered* 37057 19

Subject.

TOWN PLANNING -- Mangalore Municipality -- Kodialbail East & West Ward Schemes -- Financing.

Reference:- Govt. Memorandum No.51823 - 1D1- P.H., dated 8-5-1935 & Memo No.30661 -1D1 -P.H., dated 26-8-1935.

ENCLOSURES.
No. 1
Spare copies ... -

10. No. 91/33-34.

Station Mangalore , *Dated the* 28th August 1935.

From (Name) M.R.Ry. C. R. Karunakara Menon, Avl.,B.A.,B.
(Designation) Commissioner, Mangalore Municipality,
MANGALORE.

To The Secretary to the Government of Madras,
Local Self Government Department.
Through: Fort St. George, MADRAS.

Sir,

The Chairman,
Municipal Council, Mangalore.

While submitting the Kodialbail East Ward Town Planning Scheme, the Council had taken credit for a sum of Rs 50,000/- being the sale proceeds of the house sites in the Urwa Maidan, in the hope that the amount on realisation would be credited to Municipal Funds in which case the estimated cost of the scheme would be only Rs 17,000/-. If as now stated by Government, the sale proceeds cannot be credited to Municipal Funds, the estimated cost of the scheme would go up to Rs 67,000/-. I have in this connection to point out that in 1928, when the Collector of South Kanara proposed to

assign 10 acres out of the Urwa Maidan for a Depressed Classes Colony, this Council objected to the assignment and the Director of Town Planning agreeing with the views of the Council, Government in their Order No. 914 P.H., dated 5-4-1929 directed that the Trenching Ground be utilized for the purpose of the depressed classes colony. The main ground of objection to the assignment proposed by the Collector was that the financial aspect of the Town Planning Schemes would be adversely affected and the proposal of the Collector was therefore vetoed by Government. I would in this connection invite the attention of Government to the remarks of the Director of Town Planning dated 9-8-1928 ~~connected~~ communicated with Memo No.33614 - 1 D3 P.H., dated 3-9-1928. It will thus be observed that the main source of revenue out of which the Council expected to finance the Scheme was the sale proceeds of the house sites and that if the Council is now deprived of that income it will be rather difficult to carry out the scheme. In view of these facts, the Council requests that Government may be pleased as a special case to permit the utilization of the sale proceeds of the house sites to be credited to the Municipal funds so as to meet the cost of development of the Urwa Maidan and the area around it.

If however this is not agreed to, the Council is prepared to meet the cost of the scheme from out of its own funds. It is not possible to state at this stage whether the Council will be able to meet the entire cost of the schemes out of its funds immediately. The Council may have to approach Government for a loan for the purpose in the first instance in order to acquire the land before the statutory period of three years laid down in section 34 of the Town Planning Act as otherwise the Council is liable to pay the additional compensation of 15% for the acquisitation of lands. The loan if taken will be repaid out of the annual allotment from Capital Accounts and also by the levy of betterment contribution. Of late this Council has been spending a sum of Rs 20,000/- to Rs 25,000/- towards capital works such as acquisition of lands for roads

and for widening the existing roads and in areas where Town Planning Schemes have been prepared, such works are done in conformity with the Schemes. It will thus be possible for the Council to find funds for the repayment of the loan -- which may have to be taken from Government.

In this connection it is also suggested that if Government are unable to deviate from the ordinary proceedure of alienation described in Memo No. 51823-1D1- P.H., dated - 8-5-1935, the option of purchasing all the house sites at a nominal value may be left to the Council, so that the Council may purchase all the house sites and dispose them off and -- realise at least the cost of formation of roads and other -- incidental charges. This question may be decided after the- sanction of the schemes.

pp19-22 ante

Referring to para 2 of the above Memo the Council has decided to levy a betterment contribution at the rate of 7½% of the increase in value for a period of 30 years.

A copy of the resolution of the Council on the -- subject is enclosed.

p29 infra

Your obedient servant,

C. Ramunni Menon.
29.8.35

Commissioner, M. M.

Copy to:
The Director of Town Planning, Chepauk, Madras.
The Secretary, Board of Revenue, (L.R.S.) Madras.

F O R W A R D E D

Mangalore,
30-8-'35.

Chairman, M. C.

No.

Extract from the Proceedings of the Mangalore Municipal Council, dated 31st July 1935.

PRESENT:-

X X X

13. Read Govt. Memorandum No. 51823-1D1 P.H., dated the 8th May 1935 in the matter of financing the Town-Planning scheme of Kodialbail East and West Wards and the Commissioner's note with the Town Planning Committee's remarks thereon.

In view of the fact that Government in G.O.No.914 Mis. P.H.X dated 5-4-1929 agreed with the Municipal Council and the Director of Town Planning that the financial aspect of the Town -- Planning Schemes would be adversely affected if portions of Urwa -- Maidan are assigned to the Adi-Dravidas, the Council resolves to -- request Government as a special case to permit the utilization of the sale proceeds of the house sites at the Urwa Maidan for the - development of the same and the area around it. If however, this is not possible, it resolves to finance the scheme either out of its own funds or by a loan from Government if a necessity arises. The Council further resolves to levy betterment at the rate of 7½% per -- annum of the increase in value for a period of 30 years.

X X X

/ TRUE EXTRACT /

Municipal Office,
Mangalore, 29-8-'35.

Commissioner, M. 29/8/M.

Rec'd. 22.7.38
Rlkd. 14/7/38

Rev. Dept.

O.M. No. 2529/37-Dr 6.7.37.

Town Planning - South Kanara - Mangalore Municipal Council - Kadialbail East & West ward schemes.

—

The attention of the Bd of Rev. is drawn to its Ref. B. No. 666-34-6, Dr, 5.12.1934, & to the order issued in G.O. No. 1107 L.S.G., Dr. 18.3.37. The Bd is requested to report which of the following alternatives will be more advantageous to the Govt., viz.:

(1) to follow the procedure indicated in Govt No. 1107 L.S.G., Dr. 18.3.37, which involves the handing over to the Municipal Council, at its agricultural or undeveloped value or at a favourable price subject to the condition that betterment contribution should not be levied on lands reserved by the Govt for their own purposes, &c.

~~extent of about 15.64 acres~~ para 4, p.1 ante
~~of Govt land available for~~
~~sale as house sites or~~

(2) to adopt the procedure followed in para 2 of G.O. No 378 Rev., dt 28.2.27, under which the Govt pay a sum of 1/4th full sale proceeds will be credited to the Govt., who will, however, have to pay betterment contribution on the lands reserved by them for their own purposes.

2. If the Bd is in favour of alternative (1) mentioned in para 1 above, it is requested to report at what rate the land may be made over to the M.C. & whether the M.C. is agreeable to the proposal.

To

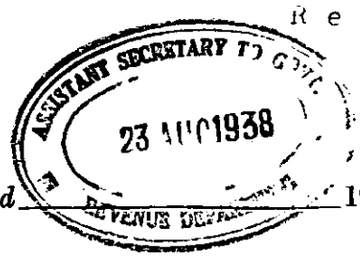
The Secy to Govt

Dept
Rev
2/7.

2/7 - 3.7.37

C.F. 31—14,000—7-7-37.

Revenue **DEPARTMENT.**



CURRENT No. Rev 6307F

Received 19 *Registered* 23-8-38 19

Subject.

Town Planning - (South Kanara) - Mangalore Municipal Council - Kodial-bail East and West ward schemes - Sale of lands to Municipal Council - Collection of value - Remarks submitted -

---

Misc., No. 2277,

Station Madras, *Dated the* 18th August 1938.

From F.R.Briwlee, Esquire, I.C.S.,

Secretary,

Board of Revenue.

F.W.Stewart, Esquire, M.C., C.I.E., I.C.S., Commissioner of Land Revenue.

***

Read the following papers:-

1h 30-31 amle

I. Memorandum from Government, Revenue Department, No.2029 F/37.1 dated the 6th July 1938.

II. Letter from M.R.Ry., Rao Bahadur M.V.Vellodi, Avargal, B.A., Collector of South Kanara, D.Dis.No.4047/37 dated the 28th September 1937.

Refce.- Board's Reference No.B.3126/37.1, dated the 6th August 1937.

The consideration of the alternatives does not arise in this case as I learn from the Commissioner of the Mangalore Municipality that no lands have been reserved by Government - under this Town Planning Scheme.

2. The land may, if sold by auction in suitable blocks fetch a price ranging upto Rs.3/- or 4 thousand per acre. It will be profitable to Government as well as conducive to the - success of the Town Planning Scheme if the extent is handed - over

handed over to the Council at a favourable price which I think may be fixed @ Rs.500/- per acre or a little more in this case. The Municipal Council has no other means of - financing the scheme.

III

Letter from M.R.Ry., Rao Bahadur K.V.Vellodi, Avargal, B.A., Collector of South Kanara, Ref.No.6337/37 dated the 21st February 1938.

Refce.- Board's Reference No.3126/37.2, dated the 16th November 1937.

The agricultural or undeveloped value of the lands in question would be Rs.500/- per acre. If the public realise that the Municipality has actually embarked on the town planning scheme the market value of the land would immediately shoot up to Rs.2,000/- per acre. The ultimate value of these lands after the full development of the proposed town planning scheme may come to Rs.4,000/- per acre. Betterment contribution is proposed to be calculated at 7½% of the increase in value spread over a period of 30 years. The Municipality will have to accede that the market value of the land would be Rs.2,000 per acre immediately they decide to carry out the town planning scheme. The value of the 15.64 acres now and when the scheme is fully developed would be roughly Rs.31,000/- and 62,000 respectively. Adopting 31,000 as the increase in value if Government propose to sell the lands only after the scheme is fully developed the betterment contribution that may have to be paid by the Government would be in all 50% of the increase in value or Rs.15,500/- the net gain to Government being Rs.46,500/- whereas if the - whole extent is sold at Rs.500/- Government would immediately realise Rs.7,820/-. It may seem paradoxical in the circumstances to say that the latter course would be more profitable.

2. The amount of Rs.46,500/- mentioned above could be dreamt of only if the Municipality embarks on this scheme of town improvement. The Municipality has no funds to do this and as a matter of fact it is banking on sale value of these

sites

these sites for the improvement itself. If the Government do not propose to let the Municipality have the lands at a price extremely favourable to it the scheme will have to be dropped and then Government will not be able to realise even the price of Rs.7,820/-. These are the circumstances that made me think that it would be more profitable to Government to sell away the lands to the Municipality immediately at Rs.500/- per acre and let the Municipality pursue a scheme which has been considered very necessary for improving the civic amenities of this town.

Cpy p 33 ante

M

- - - -

RESOLUTION.

Submitted to the Government.

2. In paragraph 1 of his letter dated the 21st February 1938 the Collector states that it would be to the advantage of the Government to pay betterment contribution and sell the lands at their full value after the Town - Planning scheme is developed. Nevertheless the Collector recommends in paragraph 2 of his letter that the lands may be made over to the Municipal Council at their present value estimated at Rs.500/- an acre on the ground that if Government do not do so, the scheme will not be taken up at all and the increased value which the Government may - expect will vanish.

3 ante

pp 33-34

(U) In view of their Order No.1107(L.S.G.) dated the 18th March 1937 wherein the Government have stated that - they would be prepared to consider on its merits any proposal to make over land at its undeveloped value to a - Municipal Council leaving it to develop it and appropriate the sale value for the purposes of town development, the Board recommends the Collector's proposal that the lands may be sold to the Municipal Council, Mangalore @ Rs.500/- an acre. The Council is prepared to pay for the land at

2 pp 32-33 ante

the

35

(4)

at the rate specified above. A copy of the resolution of the Council is enclosed. p 36 in p. c

for Secretary. 22.8.38.

To the Secretary to Government, Revenue Department, with a copy of the Municipal Council's Resolution. p 36 in p. c

:-:

c.n.n./22-8-1938.

Extract from the Proceedings of the Mangalore Municipal Council dated the 30th May 1938.

-:-

Present.

xx xx xx

Read Council's Resolution No.13 dated the 17th Jany: 1938 requesting the Collector to move Government to make over to the Municipal Council 15.64 acres of land out of the Urwa Maidan proposed to be sold as house-sites, at a rate not exceeding Rs.100/- per acre and Collector's letter Ref.No.B-4-6337/37 dated the 17th May 1938, requesting to let him know whether the Municipal Council is prepared to pay the rate of Rs.500/- for the above land per acre.

Council is prepared to pay at the rate of Rs.500/- per acre.

xx xx xx

(Sd)B.Venkatarao,Baliga,
Chairman,
Municipal Council.

- - - -

c.n.n./22-8-1938.
B.S.R
22/8.

REVENUE DEPARTMENT.

MEMO. No.2529-F/37-5 dated 22-9-3

Town planning - South Kanara Mangalore Municipal Council - Kodialba East and West Ward schemes - Sale of lands to Municipal Council - Reference B.P.Ms. No.2277 dated 18-8-1938.

....

In para 1 of his letter D.Dis No.4047/37 dated 28-9-1937 submitted with the Board's reference read above, the Collector of South Kanara has stat that he understands from the Commissio of the Mangalore Municipality that no lands have been reserved by the Govt. under the Town Planning Scheme. It appears from Schedule 1 to the Town Planning Scheme of Kodialbail West War that an extent of 9583 sq.ft. of land in S.No.663/25 is reserved for a school. The Board is requested to report whether the reservation still holds good.

2. In his letter No,6337/37 dated 21-2-1938 the Colle ppear to have assumed that the betterment

REVENUE DEPARTMENT.

MEMO. No.2529-F/37-5 dated 22-9-

Town planning - South Kanara Mangalore Municipal Council - Kodialb East and West Ward schemes - Sale of lands to Municipal Council - Referen B.P.Ms. No.2277 dated 18-8-1938.

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40

C.F. 31—14,000—7-7-37.

REVENUE **DEPARTMENT.**

CURRENT No. 2839 F

Received _____ 19

Registered 31.5.39 _19

Subject.

Town Planning - (South Kanara) - Mangalore Municipal Council Kodialbail East and West ward schemes - Sale of lands to Municipal Council - Report submitted.

Mis. No. 1468

Station Madras, *Dated the* 30th May 19 39.

From

S. Venkateswaran Esq., I.C.S.,

Secretary,

Board of Revenue.

--

F.W. Stewart Esq., C.I.E., M.C., I.C.S., Commr. of Land Rev.

--

Read the following:-

Memorandum from Government, Revenue Department, No. 2829-I/37-3 dated 22-9-1938.

fp 38-39 ante

Letter from Sri Diwan Bahadur M.V. Vellodi B.A., Collector of South Kanara, No.D.Dis. 6337-37-B4 dated 14th January 1939.-

Town planning - South Kanara - Mangalore Municipal Council - Kodialbail East and West Ward schemes.

Board's Reference B.6653/38 dated 7-10-1938.

--

The Board wants information whether S.No. 663/25 measuring 9583 sq. ft. referred to in schedule I of the Town Planning Scheme for the Kodialbail West Ward is still reserved for a school. Enquiry shows that a portion

vide fp 38-39 ante

of it measuring 8494 sq. ft. denoted as 663/25B has been assigned to the adjoining holder one B.A. Nagesh Pai and the remaining portion serves as a margin to the adjoining road and is registered as assessed waste. 9583-8494 1089 sft.

The Board has also called for a list showing the survey numbers and extents of the lands belonging to Government which would be liable to betterment contribution with reference to section 23 of the Town Planning Act. A list of Government lands included in the scheme is given below:- Pp 1209-121. 121. C

Kodialbail West and Ward Town Planning scheme

Bolur T.S. No. 663-1	Dry	11,326 sq. ft.	Assessed Waste
-25A	Dry	1,089 sq. ft.	Do.
-45	"	26,265 sq. ft.	Do.
-14A	"	1,203 sq. ft.	Do.
666-26	"	13,504 sq. ft.	Do.
-84	"	1 acre 38,768 sq.ft.	Do.
682-1A1	"	1 acre 42,225 sq. ft.	Do.
-10	"	2,418 "	Do.
-14	"	1,575 "	Do.
928	Unassessed	1,742 "	Rock
1546-1	Dry	7 acres 22,869 sq. ft.	Assessed waste.
-8	"	47 "	Do.

Kodialbail East Ward Town Planning Scheme

odialbail	284 Poramboke	31 acres 13,804 sq. ft.	Urwa Maidan.
	285 "	7 acres 20,038 sq. ft.	Do.
	1553-1B "	2 acres 42,688 sq. ft.	Dt. Superintendent of Police's bungalow
	1554-2 "	10 acres 7,841 sq. ft.	Rifle Range.
	1554-5 "	11 acres 23,111 "	Reserved for the public

3. No property tax is levied from these lands at present nd therefore they are exempt from betterment contribution in ccordance with section 25 (2) (b) of the Town Planning Act ich provides that lands and buildings exempt from property tax all also be exempt from betterment contribution. The assesse ites referred to when they are sold would be assessed to operty tax in which case they would be liable to the payment Pp 1211 3 BK 106

of betterment contribution also. T.S. No. 1553/1B the site of the District Superintendent of Police's bungalow will be liable to betterment tax. This land was acquired from the land belonging to Mrs. Anni Pais included in the Kodialbail East Ward Town Planning Scheme.

4. The Tahsildar has noticed the following discrepancies in the schedule to the two schemes which are due to the resettlement errata issued after the Town Planning Scheme was originally submitted to Government.

Kodialbail East Ward Town Planning Scheme.

T.S. 1554/1B in the Kodialbail East Ward Scheme is the same as the present T.S. 1554/2. It was transferred to poramboke as per settlement errata.

Kodialbail West Ward scheme.

T.S. No. 666/83 and 669/1 are road porambokes and no assessed waste as shown in the scheme.

T.S. No. 668 is poramboke land alienated to the Municipality for a school and not a road.

T.S. No. 1308 is now a road poramboke.

T.S. 1353 is lane and not a channel poramboke.

T.S. 1546/1A1A is at present numbered as T.S.1546-1.

B There are lands reserved by the Government for their purpose in the Town Planning Scheme.

The enclosures to the Board's reference are resubmitted.

--

Letter from Khan Bahadur S. Ahmad Ali Sahib Bahadur B.A., Collector of South Kanara, No. D.Dis.1275/39 dated 25th April 1939.-

****

RESOLUTION.

Submitted to the Government.

2. The Collector brings to notice that subsequent to the preparation of the schedules, many changes in extent etc. due to resettlement errata have crept in. There are about 150 changes in the schedule connected with the Kodialbail East Ward scheme and about 400 in the schedule relating

he Kodialbail West Ward scheme. The Board requests that
he Government may direct the Municipal Council, Mangalore,
o take steps to bring the schedules up-to-date.

(True Extract)

for Secretary. 30.5.89

o the Secretary to the Government, Revenue Department
with two sets of schedules and two maps returned.

.c/30.5.

Revenue Dept.

Memo.No.2529 F/37-9, dated 5 8.39

Town Planning - (South Kanara)- Mangalore Municipality - Kodialbail East and West ward schemes - Sale of Govt. lands to Municipal Council - Collection of value.

From the Bd. of Rev., Mis.No.1468, dated 30.5.1939.

In para 1 of his letter, Ref.No.6337/37, dated 21.2.1938, submitted with the Bd.'s proceedings, Mis. No.2277, dated 18.8.1938, the Collr. of South Kanara, has reported that after the full development of the proposed town-planning scheme, the probable value of the lands which are proposed to be sold to the Municipal Council might come to Rs.4,000/- per acre. He has however recommended that the 15.64 acres of land might be sold to the Municipal Council at Rs.500/- per acre in view of the fact that if the Govt. did not propose to let the Municipality have the lands at a price extremely favourable to it the scheme would have to be dropped and then the Govt. would

45-

to realise even the price of Rs.7,820/-. (15.64 x 500 = 7820)

The Bd. of Rev. has recommended the Collr.'s proposal to sell the lands to the Municipal Council at Rs.500/- per acre.

2. It has been suggested that the rate of ~~XXX~~ Rs.500/- per acre is too low and that the Municipal Council might be required to pay a rate of Rs.1000/- per acre, subject to the condition that the Municipality should exempt from payment of betterment tax not only those lands included in the town-planning ~~XXXXXX~~ area which are reserved for Govt. purposes but all Govt. land in the area whether reserved or not for Govt. purposes in view of the concessional rate of land value proposed to be charged. Assuming that the Municipality sells the land at Rs.4000/- per , it will realise a sum of Rs.62,560/- while it will have to pay to the Govt. only Rs.15,640/- Rs.1000/- per acre, ~~and~~ This will

62,560
15,640
46,920

leave a balance of about Rs.47,000/- for utilisation by the Municipality on the development of the area against the (under sale proceeds of sites and buildings credit) estimated ~~cost~~ of Rs.50,000/- and this appears to be sufficient. The Bd. of Rev. is requested to offer its remarks on the above suggestion and to ascertain and report whether the Municipal Council is willing to have the land alienated to it on the above terms.

vide para 4 of I N.F. and p 9 ☞ (M)

Dy. Auditor Genl's D/8/F

To the Bd. of Rev.

Copy to S+P.H for pp 40-43 of (with copy of Bd's Rep. and notes ~~and Schedules~~ ☞ M11 and a line pointing for further action). pointing out

3. Separate action will be taken in the S.+.P.H depot on the Bd.'s recommendation in para 2 of B.P. Min. No 146. dated 30.5.39 regarding the ~~conversion~~ correction of the schedules.

pp 40-41 of

from para 4 of 43 to p 45 and p 48-50 N.F.

11/8/39
h
28

J.8.39
h
5/9

62,560
15,640
46,920

leave a balance of about Rs.47,000/- for utilisation by the Municipality on the development of the area against the (under sale proceeds of sites and buildings) estimated ~~cost~~ credit of Rs.50,000/- and this appears to be sufficient. The Bd. of Rev. is requested to offer its remarks on the above suggestion and to ascertain and report whether the Municipal Council is willing to have the land alienated to it on the above terms.

vide para 4 of I N.F. and p 9 ante (M)

To the Bd. of Rev.

Agenda

Copy to S+P.H (with copy of Bd's Rly. and notes and Schedules on a tracing cloth for further action). ~~Para 40-43 of~~ Nil

3. Separate action will be taken in the S.+.P.H dept. on the Bd.'s recommendation in para 2 of B.P. Min. No 1468 dated 30.5.39 regarding the ~~conversion~~ correction of the schedules.

para 44 to 45 and 48-50 N.F

11020
18/8/39
48

7.8.39

Revenue Dept.

Memo.No.2529 F/37-9, dated 5.8.39.

Town Planning - (South Kanara)- Mangalore Municipality - Kodialbail East and West ward schemes - Sale of Govt. lands to Municipal Council - Collection of value.

From the Bd. of Rev., Mis.No.1468, dated 30.5.1939.

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48

C.F. 31—14,000—7-7-37.

REVENUE **DEPARTMENT.**

CURRENT No. ~~5-674-F~~ 5-5-61G

Received 19

Registered 23.10.39 19

Subject.

Town - Planning - (Suth Kanara) Mangalore Municipality - Kodialbail east and west ward schemes - Sale of Government lands to the Municipal Council - Collection of ~~xxx~~ value - Report submitted.

B.P. Misc. No. 2918.

Station Madras, *Dated the* 13th October 1939. 19

From

S. Venkateswaran Esq., I.C.S.,

Secretary,

Board of Revenue.

To

F.W. Stewart Esq., C.I.E., M.C., I.C.S.,
Commissioner of Land Revenue.

Read the following:--

1/146-46 cf Government Memorandum No. 2529 F/37-9, Revenue, dated 5-8-39.

Letter from Sri Rao Bahadur C.P. Karunakara Menon, Collector of South Kanara, Ref. B4-5791-39, dated 6-10-1939.

Subject: Town Planning - South Kanara - Mangalore Municipality - Kodialbail East and West ward schemes - Sale of Government lands to Municipal Concil - Collection of value Report submitted.

Ref: Board's Ref. B.8889-39-1, dated 14-8-1939.

I am fully in agreement with the suggestions made by the Government. The Municipal Council has agreed to have the land alienated in its favour at the rate of Rs.1000/- per acre subject to the conditions mentioned in Government Memo-

1/146-46 cf randum No. 2529-F-37-39 dated 5-8-1939. A copy of the

65

-3-

council's resolution is enclosed.

Extract from the proceedings of the Mangalore Municipal Council, Dated the 11th September ~~x~~ 1939.

---

x x x

42. Read letter Ref. B4-5791/39 dated the 25th August 1939 from the Collector of South Kanara communicating a copy of the Government Memorandum No. 2529/F-37-9 dated 4-8-1939 and enquiring whether the Municipal Council is prepared to have the portion of the Urwa Maidan measuring 15.64 acres at a rate of Rs.1,000/- per acre subject to the condition that the Municipal Council should exempt from payment of betterment tax all Government land in the scheme area in view of the concessional rate of land value proposed to be charged.

The Council agrees to have a portion of the Urwa Maidan at a rate of Rs.1,000/- per acre subject to the condition mentioned in Government Memorandum No. 2529/F-37-9 dated 5-8-1939.

x x x

Sd. B. Venkatarao Baliga,
Chairman, M.C.

/True Copy/

Municipal Office, Mangalore,
dated the 22nd Septr. 1939.

Sd. xx xxx x
Commissioner, M.M.

/True Copy/

RESOLUTION.

Submitted to the Government.

2. The Board recommends the alienation of the 15-64 acres of Government land to the Mangalore Municipal Council subject to the payment of land value at Rs.1,000/- per acre to which it has agreed. The Council has also agreed to the condition that no betterment charges should be levied on

"This should be one of the Conditions of the Acquisition. 4/2/58."

all Government land in the scheme area whether reserved or not for Government purposes.

Chamachandrani,
for Secretary. 19/2/58

To the Secretary to Government,
Revenue Department.

AS.14/10.

52

W.P. 19945/34. L.S. & (B.H.

Subject - Town Planning - Mangalore municipal council - Kodialbail East and West ward schemes -

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The schemes have not been submitted through the D.T.P. as specified in Govt. Memo No. 2477 P.H. dated 4-11-1933. The remarks of the D.T.P. may be waived in the first instance.

SECRETARIAT GOVERNMENT
26 JUN 1934
LOCAL SELF-GOVERNMENT DEPARTMENT

25766 P

M/29/6

DIRECTOR OF TOWN PLANNING
C.P.C. 926
22-5-34
MADRAS

17-5-34 17.5.34

DTP 11.6

Town Planning Department

Retransmitted.

2. The schemes as resubmitted by the Council may be sanctioned by Government.

3. Schedule II has been duly revised as per instructions contained in this office No. 1702/33. dated 5th September 1933 with reference to G.O.No.2477 P.H. dated 4th November 1933.

4. In the Kodialbail East ward scheme, an amount of Rs.50,000 is credited under item 3 (sale proceeds of sites and buildings) which the Council expect by sale of Govt. lands for building sites in S.No.284 & 285. Out of a total of 38.77 acres in the said 2 numbers, deducting an area of 23.13 acres for roads, parks and other reservations, the balance area available is 15.64 acres which the Council propose to sell as house sites

1945-1 DIPH
18-5-34

1287 P

53

on the assumption that the lands will be alienated by Government.

The scheme does not however provide for alienation of Government lands for sale of sites by the Council.

5. I agree with the Council that the procedure prescribed in Section 14(4) of the Town Planning Act is unnecessary as the modification is only in respect of schedule 2 and does not come under Section 14(4)(a) and is not of sufficient importance to require the following of this procedure.

Director of
Town Planning.

B.T.P. 1016
26/6/34.

The Secy. to Govt.
Local Self Govt.
Dept. u.o.

L.S.G.(B.H.)

Please see the notes on pages 18-19 and 24-25 of d.o. no. 2477 B.H. dt. 4-11-1933 regarding the previous history of the two schemes. Clause b of each scheme has been suitably altered. The provisions referred to in Rule 4b of the T.P. Rules have already been observed. The schemes were returned to the council for correction and resubmission in accordance with reference to the suggestions of the

5/ 54

D. T. P. w his note no. 1762/33 & dt 9—1933 wd a view to reduce the cost of the schemes wh were kept 28 and 33-34 of the no. 2477 P W & H — 11 — 1933. Schedule II of each scheme has been suitably revised and resubmitted in accordance wd the instructions of the D. T. P.

2. The list of owners of the lands included in the two schemes have been duly verified by the Chairman and the Revenue Department — vide pages 6 and c current file.

3. The council and the D. T. P. consider that the procedure laid down in Section 14 (4) of the Madras Town Planning Act, 1920, as amended by the Act of 1930, need not be followed (pages 5- and page 2 supra). As the financial aspects of the two schemes has been tentatively allowed for the time being at Rs. 1,30,000 which the council to observe the procedure laid down in Section 14 (4) of the Act. This will avoid [illegible]

(P)

[illegible] 1,30,000 the total of

x seems unnecessarily to follow the procedure laid down in S. 14(4) of the reasons given by the D.T.P. in para 3 and para 4 of

22/8 [illegible] Act —

P

difficulties in the future.

4. Now the D.T.P. has pointed out that in the Kurukkal East Ward Scheme (Schedule II) the council had taken credit for an income of Rs 50,000 from sale of ~~sites~~ Government lands as choose sites on the assumption that the lands will be alienated by Govt. If this amount is omitted from the credit side the net cost will arise from Rs 17,000 to Rs 67,000. The Govt cannot make this alienation without the consent of the municipal council — vide the first proviso to sub-section (3) of section 14 of the Act. The D.T.P.'s remarks may be communicated to the council and it may be specifically asked to report on the point if the Govt (Revenue Department) refuse to alienate the lands vide Nos. 284 and 285 the council will have to acquire the lands from its own funds and the scheme as ~~a~~ basic sites & services as this procedure

1:1 Engrs

pp 1205-1-65
Offer made

Presumably the Coll. of Jaffna has no objection to the alienation. Subject to paragraph 3 of the covering letter, this point may be notified by a reference to the Coll. [illegible]
22/8

with working the acquisition of lands not originally proposed to be acquired the case will fall under section 17(4)(a) of the Act.

5. In these circumstances the Council may be returned to the Council for observing the formalities required by section 17(4) of the T.P. Act. The Council may also be asked to submit a report on the points dealt with in para 4 supra regarding the alienation of poor lands included in the Kodialbail East Ward Scheme.

15-8-34 16.8.34

6. Financial aspect — Please see paras 5-10 of. The Kodialbail East Ward Scheme will now cost Rs 17,000 (if the poor lands are alienated to the Council fetching cost) or Rs 67,000 (if the poor lands are not alienated. The West Ward Scheme will cost Rs 35,000

The council can finance these two schemes (vide the notes on pages 21-24 of G.O.No.2477 P.H., dated 4-11-1933.

N.S.
21-8-34

The annuity on sums to be borrowed to meet the initial cost of schemes taken up and to be taken up will be within the surplus in the General Fund and when sites are sold, a major portion of the loan can be repaid.

Before the schemes are sanctioned by Govt. as recommended by the D.T.P.it may be ascertained from the Collector and the Board of Revenue whether there will be any objection to the alienation to the council free of cost of the land in S.No.284 and 285 subject to the payment of the usual ground rent. The Rev. Department may be consulted.

4—58

Rev Dept

To U.S.

Please see the notes of U.S.G at pp. 2- b ante. With reference to 'K' at p. b ante, a draft G.O.M. to the Bd of Rev is submitted for approval

From p. 4 NF it appears that the Municipality expects to get Rs 5000 from the sale of Govt. U.C.G land : the alienation according to the L.S.G. proposal, free of cost. In the position of alienation and free of cost is not

30.8.36.

To U.S.

With reference to U.S's query above, it is submitted that lands are alienated to local bodies free of cost for disposal as house sites — Please see G.O. No 3184 Rev dy 7.9.18 / 69 Rev dy 10.1.21 and 1742 Rev dy 1.8.21.

In G.O. No 378 Rev dy 28.2.27 certain lands in Bezipony village, Berhampur Tk were alienated free of cost to the Municipal Council, Berhampur for town-planning purposes but the charge for the occupancy right realised by the sale of house sites were ordered to be credited to the Govt.

10.9.36.

X Pp 58—60-1 (E)
pp 9-12 dy (C)
pp 6-8 dy (T)
~~pp 25—28 dy~~ (H)

In G.O.No 378 of 28.2.1927 (H) regarding the alienation of land & reserve for a town planning purpose in the Berhampur town, the Govt sanctioned the alienation of 15.03 acres of land which were required for school site, streets, lanes, & playground & for an open space free of charge for the occupancy right & free of ground rent. The alienation of 8.21 cents which were to be used for the sites of house and business premises & which were to be sold in auction to private individuals was free of charge for the occupancy right but the charge for the occupancy right realised at the sales was to be credited to the Govt.

In the present case, the extent of Govt land available is 38.77 acres of which an area of 23.13 acres is required for roads parks & other reservation & the remaining area of 15.64 acres is available for sale as house sites. If the procedure in (H) is to be followed, the sale proceeds of the latter extent will have to be credited to Govt. & the extent of 23.13 acres required for roads etc may be alienated free of charge for the occupancy right.

For orders whether any reply to the PI is necessary.

1319 (H) may be followed

p 26 of (H)

Para 2 of Director's note ante.

The Collector and Board don't seem to have given the matter a thought ! Issue the draft as rewritten.

J.A.T.
15-9-34

f. 12 c.f.
f. 15-16 c.f.

O.M.No.3782 F/34-1 dated 15-9-34.

From the Board of Revenue (L.R.& S.) Refce.No.B.666/34-6 dated 5-12-34.

To U.S.

Please see the notes from page 7 ante, the O.M. at page 13 c.f. and the Board's reference at pages 15-16 c.f. In the circumstances stated in his letter dated 15-11-34, the Collector recommends that the proposal to sell S.Nos.284 and 285 as house sites to finance the scheme may be agreed to. The Board of Revenue supports the Collector's recommendation. It is for orders whether this department will accept the Collector's recommendation.

f. 15 & 16 c.f.

The proposal is to alienate the land free of cost. The Municipality will then sell portions as house sites.
E.W.B.
13-12-34

2. The file may be returned to L.S.G.

V.N.R.
12-12-34

Please see the notes at pages 20-22 of (H). It does not appear that any definite policy has been laid down.

E.W.B.
13-12-34

A

I do not see any reason why the Government should make what amounts to a grant of Rs.50,000/- for this scheme, by allowing the Council to retain the sale proceeds of the two S.Nos. referred to.

(R)

The reference by the Collector to G.O.Nos. 914 P.H. dated the 5th April 1929 appears irrelevant as the point decided in that order was not whether the land should be granted free but whether a certain S.No.1554 should be reserved for the Depressed classes or not - Vide the note on page 43

of the G.O.

If the Council cannot finance the scheme from its own funds, it should, it seems, take a loan from the Government. . . .

I consider that the course adopted in the case of the Town Planning Scheme in Berhampore in G.O.No.378 Misc. dated 28-2-27 should be followed in this case, ~~which~~ it was accepted in L.S.G. H.M.C-1 may please see if the question of allowing the Council to have the land free is pressed.

(H) now C4 (Fee)

K.L.S.G. No 051523 17/12

17.12.34.

15.12.34.

L.S.G.

Rev.U.O.No.3782F/36-2

15-12-36.

L.S.G.(R-H)

Please see the remarks of Revenue on pages 9—1 Supra. The Revenue Department are not in favour of electing to ~~be~~ bring the ~~the~~ Council (S-No. 2.84 and 2.85 of Kasiabari East Ward Scheme) in order whether the question of allowing the Council to have the land free should ~~be~~ of Scheme

. be pressed; if so the file may be circulated to H.M. M/1 and H.M. C+ (Revenue Member).

2. As the point referred to in para 1 supra need not be pressed the council may be informed that the Govt are not prepared to alienate the S.Nos. 284 and 285 free of cost but they may be prepared to alienate the land on terms similar to those referred to in para 2 of Govt No. 378 Rev dt 28-2-1927 and it may be asked to state whether it accepts the proposal and how it proposes to finance the Kodaikanal East Ward Scheme.

3. In clause 24 of each of the schemes the percentage of betterment contribution has not been fixed. The council may also be asked to state specifically at what percentage it proposes to levy the betterment contribution in each case. That is necessary

(H.

under section 23 of the Town Planning Act. (This has been followed with Srirangam case).

29-1-35.

29-1-35 ~~The proceedings received.~~ The course adopted in the case of the Town Planning Scheme in Berhampore may be put to the Mangalore Municipal Council and it may first be asked to state whether it agrees to the proposal.

4/2

The Collr and the Addl Dy Collr are of opinion that the land required for house sites also may be allowed free; for by so doing the Municipality will finance the Scheme by sale of the site. Rev. to agree the proposal of the alienation of land free of cost for house sites.

69

I think it is better to
Circulate papers at this
Stage & obtain advice on
this point before further
action is taken.

Rev suggests that his
Remarks in this case
should be subject to
same conditions as
those contained in GO
(Flag A) 378 d 28. 1917.

Please state if the
Council can finance
the Scheme from its own
resources, by taking a
loan for such if necessary
if Govt approves

Please examine the financial
position & let me know

65 - 14

1) In case the free alienation of the land is not sanctioned, the Kodaikanal East and West ward Schemes will Cost Rs 1,42,000. and the ability of the Councie to finance the Schemes from its own source is examined below:-

2) The Receipts and Charges of the mty for the past three years Compare as follows:-

	Actuals			Budget estimate
	1931-32	1932-33	1933-34	1934-35
Receipts	155,547	157,619	161,056	158,550
Charges	160,345	143,098	153,508	162 500.
Surplus or deficit	- 4798.	+ 14,521	+ 7,548	- 3950

According to the Budget estimate for 1934-35 the Expenditure under the general account ordinary Exceeds the Receipts by Rs 3950 after transferring the sum of Rs 33,750 to Capital account and after taking credit for a sum of Rs 7500 under tolls - Compensation

	Rs.
1931-32	47
1932-33	14,421
1933-34	14,941
BE 1934-35	33,750

~~the Corporation after Credit for~~

But the Council is entitled to take Credit for a sum of Rs 9000 under tolls. Compensation according to the latest figures. If credit is taken for this amount ~~and if the provision~~ the ~~funds~~

15 16

the budget for 1934-35 will show a deficit of Rs 2'4'50. (The budget for 1935-36 has not yet been receive

3) The increase of about Rs 9.00 in expenditure in the B.E for 1934-3 as compared with the actuals for 1933-34 is due mainly to the increased provision in the budge estimate for 1934-35 under the following heads.

Head of a/c	Actuals for 1933-34 Rs	B.E for 1934-35 Rs	Inc
II class road maintenance	33,224	35,000	1,7
Lighting charges	12,920	18,000	5,0
Public Conservancy			
Salaries & allowances	17,276	17,950	67
Contingencies	6,897	8,500	160
			9,1

The amount transfered to capital account also compare as follows:-

Actuals	Rs
1931-32	347
1932-33	14,421
1933-34	14,941
Budget estimate	
1934-35	33,750

A list of the works on which the Council

6) (b)

~~a~~ Council proposes to spend the amount of Rs 33,750 provided in the BE for 1934-35 is given at ~~pg~~ of P9 of G.O 2695 Fin dt 7.6.34. (c) remarks

5) The deficit of Rs 2450 shown by the B.E for 1934-35 is mainly due to the increased Contribution to the Capital account. If the Contribution to the Capital account is restricted to the extent made in the previous two years. i.e, to about Rs.15,000, the budget for 1934-35 would show a surplus of Rs 16,300.

5) In case the Mile proposes to finance the Scheme by raising a loan from Govt (at the rate of 3 3/4% per annum). Repayable in 20 years, then the annuity will be Rs 10,218. which can be ~~easily~~ met out of the surplus.

2/4
CVR
3/4

3/4 5 6/4 JJ.

We may ask the Council ~~to think~~ about this and ascertain their views before Circulating it

1/4

A draft [illegible] is submitted

May be sent to [illegible] (struck through)
They have asked for the file.

1 after views — (Letter [illegible] file) (struck through)

25.4.35

on 51823-1 D1. P.H. d/ 8/5

3/5

Rev (after views)

3/5

D.S. G. Memo 51823-1 D1. PH
10.5.35

Rev (after views)

Memo ... / ...

TOP SECRET
2066 F
11 MAY 1935

[illegible] 11/5

283

Received from [illegible] with C.O. 2237 [illegible] 35
GR 4/6

The council's reply to

vide 19-22 y memo No. 51823-1 D1. P.H. d 8-5-35 has not yet been received. The commissioner has been reminded to day. The file can be circulated with reference to 'K' on page 10 supra only after the views of the council on the points raised in M No. 51823-1 D1 P.H. d 8-5-35 are received.

The file may lie over till ~~20~~ 10-7-35.

[illegible]
19-6-35.

[illegible]
21-6-35.

[illegible]
24/6

Bangalore
Hd & [illegible]
T.P.

Please see DO notes on page 17 supra. The council's reply to memo No. 5-1823-1 DIP.H. dt 5-5-35 has not yet been received. A reminder has been issued to DO commissioners to day. The file may continue to lie over till 15-8-35.

Next time a DO pl.

DO
13-7-35.
13.7.35.

DO
13/7

CWo. 30661 from the comm: Mangalore M/S. W.W. 911/33-34 dt 23-7-35

Please see DO letter

reply received from the comm: Mangalore municipality on page 23 of the receipt of the decision of the council in the matter may be awaited till 20.8.35

DO
9-8-35
20.8.35.

DO
14/8

The decision of the council has not yet been received. The commissioner may be reminded. The draft memo below is for approval.

DO
20-8-35
21.8.35.

DO
20/8

20

cf. Cir. 37057 from the Commr., Mangalore municipality Nr. 91/33-34, d 28. 8. 1935

p. 29 cf. The Mangalore municipal Council has proposed to finance the Kodialbail East and West Wards town planning scheme either from its own funds or by taking a loan from Govt. if necessary. if it is not possible for them to permit it to utilize the sale proceeds of the house sites for the development of the area. It proposes to levy betterment Contribution at 7½ per cent. of the increase in value for a pp 27-28 cf. period of 30 years. The Commissioner says that it will be possible for the Council to repay the loan out of the annual allotment made by the Council from Capital accounts & by the proceeds from the levy of betterment Contribution. The examination of the financial position of the municipal Council made in April pp 14-16 ante last has shown that the Council can meet from its annual surplus the annuity for the repayment of the loan.

2. In ~~the~~ Berhampore Case referred to in the Revenue Dept.'s note on page 10 ante they have refused to accept even the proposal to sell the lands to the Council at a price to be fixed by the Govt. instead of selling the lands in auction & crediting the sale proceeds to the Govt. The file has been sent separately.

3. As the Municipal Council is prepared to finance the present scheme by taking a loan and as it is in a position to repay the loan it seems unnecessary to press for the alienation of the land to the municipal Council without imposing a condition in regard to the crediting of the sale proceeds of house sites ~~applications~~ to the Govt.

B 7.10.35 4.) The Receipts and Charges of the Mtg under the "General account ordinary" Compare as follows:-

	Actuals for 1934-35 Rs	B.E. for 1935-36 Rs
Receipts	211066 *	192380 (a)
Charges	157868	179790
Surplus	+ 53198	+ 12590

* includes arrears collected.
(a) in excess of provision made under Communications and public Health

Rs 4/11

(Munagala)
M.
7/L

2 & 72

According to the budget estimate for 1935-36 the receipts exceed the expenditure by Rs 12590. The amount required by the Council for the Scheme is Rs 1,42,000. If the Council is granted of a loan of that amount at the current rate of interest ($3\frac{1}{2}$%), repayable in 20 years the annuity will be Rs 9991. This amount can be met from the annual Surplus. Moreover, the Council has decided to levy a betterment Contribution at the rate of $7\frac{1}{2}$%.

7036
1.42
14072
28144
7036
1991.12

P2 & 7

8/+
CVa
29/10

4/11

D1.

Rs
29/10

A.C.
2x
4

A.C.

J.P.

6/11

How to be arranged
Case to be decided?
Let Secretary write letter to
Govt for the necessary
sanction.
2 Lacs required for
roads & the Govt be approached
for loan & the advance to free
Lands required for Municipal

73 & 22

We have told Mr.
Thorpe helping the
Council of the Trent Lands
Co. handed over to their
~~Co~~ payment of the market
value leaving it to them
to dispose of the shares
& their Co. to wind up.
Such a procedure
may be convenient
& just also.
If Mr. Thorpe agrees, the
may be done.
See if the terms of the
T. P. Scheme require any
alteration.
Also let me know about
the Lord Berkhampstead
Scheme
R.M.P.

The file dealing with the
sale of sites to the Berhampstead Mly

is linked below. Both Revenue and Finance have not accepted the suggestion of this Deptt. for the land being sold to the Berhampore Municipal at the rate to be fixed ~~separately~~ by the Collector on the ground that the Govt. should derive the full benefit from the prices which may be obtained at a public auction. If the above view is accepted and applied to the present case, the land measuring 15.64 acres included in the Kodialbail East ward Scheme will have to be sold in public auction by the Collector.

Dn 173 P 14
(K) 16-1-36

2 Attention is invited to clause 6 of the scheme and Schedule II thereto. The Council has taken credit for a sum of Rs. 50,000 from the sale of sites, ~~of the Credit~~ and in view of the facts referred to in para 1 supra it will be necessary for the Council to finance the scheme otherwise. The Council has expressed its willingness to finance the scheme by taking a loan from Govt. and its financial position

75

shows that it can pay the annuity on the loan without any difficulty. pp 20-21 ante

3 With reference to g.s's query at 'A' on p. 22 ante, it is submitted that alterations are necessary in clause 6 of the scheme and Sch. II. p. 2.
In clause 6, the words 'sale of plots are entered'. In Sch. II, item 3 under the heading 'credits' will have to be omitted and the figures entered against the 'Total' and 'Net Capital cost' will have to be suitably altered. I.C.
The D.T.P. has stated that the modifications referred to above are not so important as to require the procedure laid down in Sec. 14(4) being followed. Please see para 3 of the notes on p. 3 ante. p 2 ante
The modifications now proposed do not fall under the category referred to in Sec. 14(4)(a) and under Sub-clause (b) to Sec. 14(4) it is open to Govt. to dispense with the procedure laid down in that section in the present case. In the circumstances, the scheme need not be returned to the Council.

25 76

4. Before sanction is accorded the file may be sent to the D.T.P. H.O for remarks if any. It seems perhaps unnecessary to consult Revenue now as if their ~~decision~~ views in the Berhampore case (linked file) are to be accepted

NS 1/12

Cl 15/XI Pl 24/11

NS 1/12

JL

AS 3/12

D.T.P (W)

HS2

This may be sent to the D.T.P H.O on return from Revenue

Cl 4/12 Pl

NS 9/12

R 5613F

This may now be sent to the D.T.P H.O

C.W.O 53973A

Cl 17/12 Pl 17/12

NS 20/12 D.T.P H.O.

L.C & W.O 53973A-1 E2PH

23/12/35 Reed Pmnt 1/1/36

GOVT. 16-1-36 9-DEC 1935 LEGAL DEPARTMENT

REGISTER OF TOWN PLANNING CW 30553 6-1-36 MADRAS

Town Planning Department.

1. The alterations suggested (in para.3 of the u.o.note) by Government in clause 6 and schedule II of the scheme are acceptable and there is no need for the scheme to be returned to the council.

2. It should be pointed out however that Govt. will benefit by the frontage provided in roads B B B C C and J J and that if the frontage is utilised an obligation should be recognised with respect to meeting part of or all the cost of construction unless it is preferred to leave the land liable for betterment.

3. Reference is also invited to my remarks with respect to the general policy of Government with respect to development of their land in T.P. schemes in U.O. No. 806 -1 E.2.P.H. dated 23-1-1936.

D.T.P. 2889
7. 3. 36.

To
Secy. to Govt.
Local Self Govt. De

Please See T.O. remarks of M. Dam above. As regards the present policy of the Govt (Revenue Department) in the matter of grant of land for town planning schemes please See Govt's No. 378 Revenue dt 28-2-1927 and 173 P.H. dt 16-1-1936.

~~28~~ 79

L.S.G. Dept.

The remarks of the Revenue Dept. on the file relating to the general policy of Govt. with regard to the disposal of Govt. land in T.P. Scheme areas have been received & the file is ~~forwarded~~ dealt with separately. ~~forwarded~~ Till a final decision is arrived at on this question, ~~this file~~ it is not possible to pass any orders Sanctioning the T.P Schemes submitted by the Mangalore M.C. ~~in this file~~ (Viz. the Kodialbail East & West ward Schemes) & also ~~in the L.F~~ by Chief Engr. Dr. Bg. in the L.F Viz. the Tambaram T.P. Scheme) This file & the linked file may therefore, continue to lie over pending a decision on the policy of Govt. in regard to disposal of Govt. land in T.P. Scheme areas.

Orders issued vide G.O. No. 1107 LS & 18.3.57

(U)

Vide linked file

Decision finally arrived at & orders issued vide G.O. No. 1107 LS & 18.3.57

(U)

Pom
17.12.36

Ste
19/12

29 80/-

L.S.G. Dept

Please see the D.T.P's remarks on pp. 1-2 supra, the previous notes of this Dept. on pp. 4 & 26-27 supra & the notes of the Rev. Dept. on pp. 7-10 supra. In the light of G.O. No. 1107 L.S.G. D/18.3.87 regarding the general policy of Govt. in the disposal of Govt. lands included in T.P. Scheme areas, the Revenue Dept may be requested to reconsider their views ~~favourably~~ and to permit the Mangalore M.C. to utilise the sale proceeds (Rs. 50,000 nearly) of 15.64 acres Govt. land (in the Urwa Maidan) towards the execution of the Kodialbail Eastward Scheme.

× Vide p/1, 2 ante

The C has taken action for the amount of Rs. 50,000/- vide Sch. File II (M)

received & Rev. & Ex. Dept. (Vide p/6 ante)

Rev 3.6.37

16/6

Seen

12-6-37

LSG note 11415-1 A1 dt 21.6.37

(with a.l.f)

Rev.

Rs 2529 P

23.6.37

10 W.S.

Rev. Dept

Please see the remarks of this dept. at pp 9-10 ante. The Municipal Council has since proposed to finance the scheme

UNDER SECRETARY TO GOVERNMENT * REVENUE DEPARTMENT * 24 JUN 1937

LSG CF

either from its own funds or by taking a loan from the Govt if necessary, if it is not possible for the Govt to permit the M.C. to utilize the sale proceeds of the house sites for the development of the area.

2. It may be noted that the M.C. wants to appropriate the full sale proceeds in this case. In the top Note which deals with the Tambaram T.P. Scheme, the D.T. Board wants to take credit of only 50% of the sale proceeds & before this is accepted, it is proposed to ask the D.T. Board whether it would forego the betterment contribution on Govt lands included in the scheme as tender in para 2 of G.O. 1107, d. 18.3.37.

3. The suggestion of the D.T.P. mentioned in para 1 of G.O. 1107 H&S dt 18.3.37 does not contemplate a free gift of the land as is asked for by the M.C. We only suggested that lands should ordinarily be made over to the local authority at their agricultural or undeveloped value or at a favourable price. It is in cases where any such assistance is given that a stipulation should be made regarding non-levy of betterment tax on Govt lands included in the

Rs 50,000/- pg. 1

as per G.O. 1107 H&S dt 18.3.37

No, the Govt proposes to sell the lands and give 50% to the Boards. Sd 29/6

(U.)

(U)

para 1 of G.O. at (U)

para 2 of (U)

scheme.

4. The M.C. proposes to levy betterment contribution at 7½% of the increase in value for a period of 30 years. It is not known which of the following alternatives will be more profitable to the Govt:

p29 cf

(1) to follow the procedure indicated in G.O. 1107 L.S.G., dt 18.3.37, (which involves the handing over of the land at its agricultural or undeveloped value or at a favourable price subject to the condition that betterment contribution should not be levied on land reserved by Govt for their own purposes, or

(T)

(2) to adopt the procedure followed in para 2 of G.O. 378 Rev, dt 28.2.1927 as proposed by Secy. at pp 9-10 ante under which full sale proceeds will be credited to the Govt (but in this case the benefit at A alone will not be available to Govt land.)

Copy at (H)

Perhaps L&S. may be requested to put the alternative proposals to the M.C. to obtain its views. The file may be sent to L&S thro' Fin.

Am 30.6.37

VSP. 29/6

I should say we should call for the BD's views in the matter especially on the alternatives above. 29/6

Yes

302

83

TOW.S.

Please see orders on p 31 ante. A draft memo to the Bd is submitted for approval.

E/617 3.7.37

Issued as O.M. No. 2529 F 37-1 dtd 7.7.37 to p 30-31 C.F.

From S.W. to Secs. Misc. No 23 to p 32-31 C

TO U.S.

According to G.O. No 1107 L.S.G. dd 18.3.37 (U) Govt will consider on merits any individual proposal for the assistance to be given to a local body for a town-planning scheme and in cases where land belonging to the Govt is made over to the local authority at its agricultural or undeveloped value or at a favourable price, a stipulation should be made that no betterment contribution should be demanded by the local body in respect of any land in the area reserved by Govt for their purposes. With reference to the above order the Bd of Revenue was asked to report which of the following alternatives would be more advantageous to the Govt; viz.,

Memo to p 30-31 CF

(1) to follow the procedure indicated in G.O. No 1107 L.S.G. dd 18.3.1937 & hand over (U)

to the municipal Council the extent of about 15·64 acres of Govt land available for sale as building sites at its agricultural or undeveloped value or at a favourable price subject to the stipulation regarding betterment Contribution referred to at A on p32 above: or

(2) to adopt the procedure followed in para 2 of G. O. No 378 dtd 28·2·27 under which the full sale proceeds will be credited to the Govt who will however have to pay betterment Contribution on the lands reserved by them for their own purposes.

Cf para (4)

3 The Collector after pointing out that it would be advantageous to the Govt to pay betterment Contribution & sell the lands at their full value after the T.P scheme is developed recommends that the lands may be made over to the municipal council at their present market value viz Rs 500 an acre on the ground that if the Govt do not do so the scheme will not be taken up at all and the increased value which the Govt may expect will vanish. The Bd accepts the Collector's recommendation. The municipal Council is also prepared to pay for the

p 33 Cf

p 34 Cf

p 36 Cf

-34- 05
10

land at Rs 500 an acre.

3 In the Tambaram T.P scheme the Collector & the DM recommended that about eighty acres of poramboke which were suitable for sale as house sites should be sold by the Govt & a moiety of the sale proceeds be credited to the Dr Board. The Govt accepted this recommendation, subject to the condition that the Dr Bd does not levy better-more contribution in respect of any land which might be reserved by Govt in the area for their purpose. vide paras of Coll's letter on p 17 his letter on pp 52-53 & the Govt's Ltr on p 53 of G.O.No 2114 Esc H dt 11.6.1938. This Course was considered more advantageous than handing over the land to the Dr Bd at its agricultural value or at a favourable price as contemplated in G.O.No 1107 Rev dt 18.37.

p. of p.o 2114 S for 11 6 38 (I)

Remitted & put-up in C.No. 6783/F/38 on an urgent request for imm. S.T. p.m. 16/9

4 In the present case, the Municipal Council is reported to have no other means of financing the TP scheme than by selling the land to be handed over to it by the Govt. In the circumstances, this Dept may agree to the proposal of the Coll & the Bd that the

Vide note on p 51 (I)

p 33 CF

land be sold to the municipal council at Rs.500/- per acre.

The file may be returned to T.& P.H.

V.N.R.
31.8.38.

What are the lands reserved by the Government for their purposes in thispase.?

T.M.S.M.
5.9.38.

[original of p 0 (28) 1107 (807) 18.3.37 available on 14.9.38]

To U.S.

p 1200 of Rs No 6

1) Under Section 4 of the Town Planning Act, a T.P scheme may provide for the following:—

G.O.No 914 P.H (R) dt. 5.4.29 removed for 6797 F/38 on 16.9.38.

(k) the allotment or reservation of land for streets, roads, squares, bunds, buildings for religious and charitable purposes, open spaces, gardens, recreation grounds, schools, markets, shops, factories, hospitals, dispensaries, Government and municipal buildings & public purposes of all kinds.

p 5 of p 0632 P14 (W) 16.3.38

p 10 of (W)

2 Rule 38 (IV) of the Rules framed under the T.P Act prescribes a statement in Form 10 × showing the lands proposed to be reserved under clause (k) of section 4 quoted above.

3 In the present case, the schedules at p 149 of (M1) [Kodialbail West Ward] and at p 67 of (M) [Kodialbail East ward] do not indicate whether any land is reserved for Govt buildings. It however, appears from p 17 of (M1) that an extent of 95-83 sq ft of pasture land in S No 663/2 is reserved for a school. In para 1 of his letter on p 32 CF the Collr

has repeated that he learnt from the Commissioner of the Mangalore Municipality that no lands have been reserved by Govt under the T.P scheme. It is not clear whether the proposal to reserve land in S.No. 663/2 mentioned in the schedule had since been given up. A reference may be made on this point

4 In para 2 of G.O.No 1107 Rev dt 18.3.1937 the Govt accepted the recommendation of the Board that the Govt might indicate that they will be prepared to consider on its merits any individual proposal for the grant of part of land included in a town planning scheme to the local authority at its agricultural or undeveloped value or at a favourable price and that in cases where any assistance in this form is given a stipulation should be made that no betterment contribution should be demanded by the local body in respect of any land reserved by Govt for their purpose. The reservation mentioned here was apparently not the reservation contemplated in clause (k) of section 4 of the TP Act. If the intention was that only lands 'reserved' for Govt buildings should be exempt from payment of betterment tax, there would be no proper quid pro quo for the concession shown to the local authority. Moreover as the Govt would still have to pay betterment contribution on Govt lands included in the scheme but not reserved as above, under Section 23 of the TP Act. under this section whereby the making of any TP scheme

p1 of (U)

p1200 of ... b

M 1209-1210 of M. 116

the value of any property has increased or is likely to increase the Municipal Council is entitled to recover from the owner of such property an annual betterment contribution - In the present Case, the statement at (F) will show that a number of waste lands have been included in the scheme - It is likely that some at least of these lands may become liable to betterment ~~taxes~~ tax - Though they are not reserved for Park purposes - The DO may be asked to state whether any such lands shall in the schedules will become liable to the betterment tax under section 23 of the T.P. Act - It may be noted that land & buildings exempt from the property tax shall also be exempt from any betterment Contribution. It may also be noted that under the proviso to section 23 of the Act the aggregate amount of the contributions recovered shall not exceed one half of the maximum increase in value during the term of years prescribed under that section ...

... Subject to orders a Draft memo to the Bd of Rev is submitted for approval.

In matter file Cr. 6797/38 Hindu objection is raised by certain citizens of Mangalore to the proposal of the Municipality to sell a portion of the River marsh on those sites - This is the land which the ...

s 120(2) & 116

section 25-(4)(b) (see p 121 supra) b

p 121 c ibid

Land Acquisition Act

Sec 4 (1)

Sec 6

Sec 9 (3) & 17 (1) of L.A. Act

-3.2- 8a

Municipality ~~xxxxx~~ ~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~Govt~~ of which to the Municipality is under consideration in this file. The Collr. has reported that the representation does not deserve any serious consideration]

1679/38

In this case the Municipal Council wishes to have in full the proceeds of the sale of 15.64 acres of building site available with the Government, after obtaining the same from the Govt. at the favourable rate of Rs.500 per acre. The question for consideration is what we should do in the matter of this extent of building site. If we show any concessions in this matter we should in return have ~~xxxx~~ some concessions in the matter of the levy of betterment tax. The Collector seems to have assumed that betterment contribution will be leviable only on the 15.64 acres of building site, in the event of the Government retaining the land. It will have to be ascertained first whether such contribution will be leviable on any other lands.

page 30 above

page 33 C.F.

2. The 50 % referred to by the Collector at page 33 C.F. is the maximum betterment contribution leviable, with reference to section 23 of the Town Planning Act. If retention of the building site will involve high cost on account of the contribution on other lands, the net gain of Rs.46,500/- referred to by the Collector will be considerably reduced. The matter is purely speculative and nothing definite can be said now till we have some idea of the extent and value of other land on which betterment contribution will be leviable.

3. The Memo. below may issue after perusal by E.P.H. & A. and Finance.

19/9/5

90

Spoken Wiley. Done as amended.

D 22/9.

Issue as O M No 2529-F/37-5 dt. 22-9-38

pp 38 39 C/F

See 9 à 75 ante

pp 40-43 C/F

From the Bd of Rev. Mins No [redacted] S 30/5/39.

To S.

Please see the notes from p 35 ante, the O.M. at pp 38-39 C/F and the Bd's reply at pp 40-43 C/F.

C/F A at p 38 ante

2. It will be seen from the portion marked A at p. 41 C/F and B at p. 42 C/F, that there are lands other than the 15.64 acres, proposed to sold to the Municipality at a favourable rate, which will be liable to resettlement contribution and that there are also lands reserved by the Government for their purposes in the Town-planning scheme.

B at p 42 C/F

pp 42-43 C/F

3. The Bd. has however reported that the Collr. has brought to notice that subsequent to the preparation of the schedules, many changes in extent etc. due to resettlement errata have taken place.

(M + M1) (Y - Y1)

(and 45 of H with p 40 C/F)

except in so that there are about
150 changes in the schedule connected
with the Kodambakkam East Ward (M)
Scheme and about 400 in the
schedule relating to the West (M1) } removed
Ward Scheme. The Bd. has requested p 43 C/
that the Govt might direct the
Municipal Council, Manjolave to
take steps to bring the ~~schedules~~ up-to-date removed (M & M1)
The proposal to hand over to the Municipality
the 15.66 acres of building site at a Vide p 38 ante
favourable rates @ Rs 500/- per acre
may be taken up after the schedules / We might as well decide now M & M1 MD 7/6.
Relating to the T.P. Scheme have
been revised. The file may
be returned to E. & P.H. for
taking action as suggested by the
Bd. at p. 43 C/.

RDL
6/6/39.

Speak Put up the Srivaikuntam Case to Speak. (I)
MD 7/6.

Spoken to WE on 10/6/39
A note is put up as
directed
RDL
10/6

6/6
MD
10/6

To U.S.

Please see the Board's reference at pages 40-4[illegible] and the notes from p 32 ante

2. In its proceedings, Mis. No.2277, dated 16.3.1938, the Board recommended the Collector's proposal that the 15.64 acres of building site in the Urwa maidan included within the area of the Town-planning scheme and belonging to the Government, may be sold to the Municipal Council, Mangalore at its present agricultural or undeveloped value of Rs.500/- per acre in accordance with the policy indicated in G.O.No. 1107, I.S.G., dated 15.3.37. But according to the policy laid down in the same G.O., when land at the disposal of the Government and included in a Town-planning scheme is made over to the local body at its agricultural or undeveloped or at a favourable price a stipulation should be made that no betterment contribution should be demanded by the local body in respect of any land reserved by Government for their purposes. The Collr. and the Board when recommending the sale of the 15.64 acres to the Municipal Council at the concessional rate of Rs.500/- per acre, did not mention anything about the stipulation to be made in regard to the exemption from payment of betterment contribution on lands reserved by the Govt. for their purposes, apparently under the assumption that no other lands except the 15.64 acres would be liable to the levy of betterment contribution. As the assumption did appear to be correct, a reference was made to the Govt. on this point and it now appears from the Collr's letter at pp. 40-42 s.f. that there are included in the town-planning area, Government lands reserved for Government purposes, Govt. lands reserved for public purposes and Govt. assessed wastes (not reserved). Lands reserved for Government purposes and the assessed wastes would be liable to the levy of betterment contribution

e list of Govt. lands included in the T.P. scheme
ven at in para 2 of the Collr.'s letter at p.41 c.f.
annot apparently be taken to be correct or complete in
ew of the Bd.'s report that the schedules relating to
e T.P. scheme contain about 50C errors which have to
corrected. There, however, appears to be no objection
issuing orders now regarding the sale of the 15.64 acres
land to the Municipal Council subject to a stipulation
garding exemption from payment of betterment contribution.

2. One point may however be mentioned here. G.O.No.
37, R.D.C., dated 18.3.37 mentions that a stipulation
uld be made that no betterment contribution should
demanded by the local body in respect of <u>any land</u>
served by Government for their purposes. The above
ulation was suggested by the Board of Revenue but
re is nothing in the papers on the subject to indicate
ether the words "in respect of any land in the area re-
rved by the Government for their purposes" should be
strued to mean only those lands which are reserved
the Government for <u>their</u> purposes to the exclusion of
s not reserved, e.g. assessed wastes. In the pre-
t case, any way, there appears to be no reason why it should not be stipulated, that
<u>Government lands included in the T.P. scheme</u> should
exempted from payment of betterment or contribution
view of the concessional sale of 15.64 acres of poten-
lly valuable building site at its undeveloped value
s. 500 per acre\. For orders whether the 15.64 acres
land in the Kyre maidan may be alienated to the Muni-
al Council, Mangalore, as in the case of G.O.No.18,
., dated 5.1.39 on payment by the Municipal Council
land value at the concessional rate of Rs.500 per
nd subject to the stipulation that no betterment
ribution should be demanded by the municipal council
ct of any land belonging to the Government which is
in the town-planning scheme. The lands will
xchange

-43 94
-x-

fall under class (i) of R.G.O. 1-1, (i.e. at the disposal of Government which are made over to the local body) a such full-ground rent will be leviable on the la
A draft order is submitted for approval. It may be sent to L.A., E.& P.W. and Finance for acceptance before circulation to P.W.(Revenue).

4. A copy of the Bd.'s reference at page 41-43 may be sent to the E. & P.W. department for their further action as suggested by the Board. with the relevant note

29 JUN 1939

Circulate sent with memo of 5.8.39 vide 1949-Laband.

Acd 17/6/39.
19/6

The proposals above may be accepted.
20/6
S.

22/6

Rev Leo No 2529/37-8
23.6.39

L.A.
E&P.H
7/-

24 JUN 1939

L. A. Dept

[Note from p. 32 ante need alone be read]

The mpl. cl has agreed to pay land value at Rs 500 per acre - vide copy of its resolu at P 36 CF. The draft order may be accepted and the case passed on to E & P H and Fin

L-A-Leo No 19007-1A
dt 29.6.1939

25854

24/6. E&P.H

26.6.39

27/6

5.

44 96

Edn & P.H. Dept.

The case relates to the Kodialbail ~~& Bandi~~ West Wards Town Planning Schemes submitted by the Mangalore Mk. Council for sanction of Govt. It was observed from Schedule II of the Kodialbail East Ward Scheme, that the Council had taken credit for an income of Rs 50,000 which they expect from sale of Govt lands as house sites, on the assumption that the lands will be alienated by Govt free of cost. Revenue Dept, however, ~~agreed~~ objects to the land being alienated free of cost and have proposed to sell it to the Council at its present agricultural or undeveloped value of Rs 500/- per acre in accordance with the policy indicated in G.O. No. 1107 R.S.G., dated 18-3-37. The Council has agreed to the proposal. Revenue accordingly propose to ask the Bd of Rev. to take steps for the alienation of the land in question to the Mangalore Mk. Council at Rs 500/- per acre suggested above. ~~Please see the notes from p 41 ante~~. The draft may be accepted and the

p 9 of (M) removed

para 4 - pp 1-2 ante

A on p 9 ante

B on p 42 ante

(U)

p 36 cf

(Vide Rev. draft below)

at Rs 500/- per acre

file passed on to Finance.

2. ~~Revenue may be requested to return the file to this dept after issue of the draft, for further action regarding the alteration of the Schedule~~ etc of the Schemes, suggested by the Bond ~~mentioned in~~ para 2 of letter on pp. 42-43 ante.

25854 F

8.
7/39.

SDM
11-7-39.

SDM
14-7

25854 F/39-1
14-7-39

25880 A

~~46~~ 98

Finance (Accounts)

This case relates to the proposal for the sale to the Mangalore Municipal Council of 15.64 acres of building site in the Urwa maidan included within the area of the Kodialbail East Ward Town-Planning scheme and belonging to the Government.

para 1, G.O. 1107 L.S.G. dt. 18.3.37

2. In February 1936, the Director of Town Planning suggested that a general rule might be laid down that, when land belonging to the Government in an area included in a town-planning scheme is not required for Government purposes, it should ordinarily be made over to the local authority at its agricultural or undeveloped value or at a favourable price and that the local authority should be left to develop it and appropriate for the purposes of the town development, the sale value of so much of it as it decides to make available for private occupation. Instead of accepting this as a general rule, the Government passed orders in G.O. No.1107 L.S.G. dated 18-3-37, on the recommendation of the Board of Revenue, that they would be prepared to consider on its merits any individual proposal on the lines suggested by the Director of Town Planning and that in cases where any assistance in the form proposed by the Director of Town Planning is given, a stipulation should be made that no betterment contribution should be demanded by the local authority in respect of any land in the area reserved by Government for their purposes.

para 2, ibid

3. In the present case, the Mangalore Municipal Council has taken credit for a sum of Rs.50,000 from the sale proceeds of the lands as house sites to be applied for the improvement of the area and propose to levy a betterment tax

of 7½ per cent for a period of 30 years. The Collector of South Kanara has reported that as the Municipality has no funds to embark on the scheme of town improvement and as it is banking on the sale value of the sites for improvement purposes, the land might be sold at a price favourable to the Municipality, viz. at Rs.500 per acre. The Board of Revenue supports the Collector's view and Revenue, Local Administration and E.P.H. agree with the Board that the land might be sold at Rs.500 per acre subject to the condition that the Municipality should exempt from payment of betterment tax not only those lands included in the town planning area which are reserved for Government purposes but all Government lands in the area whether reserved or not for Government purposes in view of the fact that it is proposed to charge only Rs.500 per acre. The Municipal Council has passed a resolution in May 1938 agreeing to the rate of Rs.500 per acre.

4. In his letter on page 33 C.F. the Collector of South Kanara has stated that the agricultural or undeveloped value of the lands in question would be Rs.500 per acre, that if the public realise that the Municipality has actually embarked on the ~~two~~ town planning scheme, the market value of the land would immediately shoot up to Rs.2,000 per acre, and that the ultimate value of these lands after the full development of the proposed town planning scheme might come to Rs.4,000 per acre. (In another case regarding the award of compensation to the concerned party for acquisition by the Government of a bungalow with compound for the Collector of South Kanara, the Sub Court, South Kanara, valued ~~the cost of~~ certain lands at Rs.4,000 per acre). The Collector is therefore of the opinion that it is

advantageous to the Government to sell the lands after the area is fully developed. But he has, however, ~~recorded~~ recommended that the lands might be sold at a concessional rate in view of the fact that the area is not likely to be developed without this concession. As the rate of Rs.500 per acre seems to be low, it is for consideration whether this Department may suggest a rate of Rs.1,000 per acre Assuming that the Municipality sells at Rs.4,000 per acre, it will realise Rs.62,560 while it will have to pay to the Government Rs.15,640 at Rs.1,000 per acre. This will leave a balance of about Rs.47,000 for utilisation by the Municipality on the development of the area against the estimated cost of Rs.50,000 and this seems sufficient.

may be suggested. 156 x 4 dwd 24/7

Subject to the orders on this point, the draft order may be accepted and the file may be returned to Revenue.

B 22.7.38

Cor 22.7.38

dwd. 24/7

dwd 24/7

WMS 24/7

S

Rev393/P38 25-7-38

25 JUL 1939

To R.S.

Rev. Dept

Fin no 25880 dtd 24/7/38.

Please see the notes from the Bd. may be consulted. p 41 ante. With reference to the suggestion of Fin. above. It is presumed that the grant of the land to Municipality at Rs 1000/- per acre will be subject

to the condition at A on p. 47 ante.

A copy of the ~~Bd's proceedings~~ Bd's proceedings at pp 41-43 c.f with relevant notes may be sent to E + P.H for taking ~~further action~~ as recommended by the Bd. in para 2 of its proceedings. A draft Memo. to the Bd. is submitted for approval

L.A.D, E + P.H and P.M. may see before issue.

WDL
1/8/39

For orders whether the
~~W~~ We suggesting this will be
inserted. Also the draft
~~pp.~~ to Bd may issue. It is
~~some~~ doubtful whether
the Mpl Commr will agree
to pay Rs 1000 pr acre
for lands which, in their
~~agricultural~~ undeveloped
state, are worth only Rs 500.

J 8.39

pl see para 4 of the draft notes at p. 43 ante

pp 40-41 c.f

1st sentence para 1 p 33 c.f

Ex 102

We can see what the Municipality says. Issue

Rlw
4/9

Pp 44-46 cf — Issued as O.M. No 2529 F/37-5 dt 5-8-39
Pp 48-50 cf — From the Board, B.P. No 2918 dt 13-10-39.

To U.S.

Please see the notes from p 46 ante the O.M. at Pp 44-46 cf and the B.P. at Pp 48-50 cf.

p 49 cf — 2. As the Municipal Council has agreed to have the land in question measuring 15-64 acres subject to the payment of land value at Rs 1000/- an acre and subject to the condition that no betterment charges should be demanded by it in respect of all Govt lands included in the town-planning scheme whether reserved or not for Govt purposes, the Board may be asked to take steps to alienate the land to the municipal Council. A draft order is submitted for approval. It may be sent to L.A, E&R.A and Fin for perusal.

1 at Pp 47-50 cf

Thro F

28/11
M.O. No 2529 FG/37-10, 26.X.39
1.11.39

26.10.39
E.A.

S.
1/11

L.A
E&R.A
Fin.

103 L. A. Deptt

[The notes from p 46 ante alone need be read]

The draft order may be perused and the case passed on to E & P H.

RW 2/11/39.

TMR 3.11.39

Leg

Thm 3/11

E & P H.

dP 3/11

Thm 36783-1147

3.11.39.

Edn & P. H. Deptt

The notes from p. 46 ante and the draft order may be perused and the file passed on to Finance.

1 TO 3
4 - NOV 1939

46014

HP. 13/11/39.

SRK 16.11.39

S. Leg 17.11.39

Thm 17/11

Edn. P. H. No. 46014 F/39-1
17-11-39

ASSISTANT SECRETARY TO GOVERNMENT
20 NOV 1939
FINANCE DEPT.

47542

52 180

Fin. (Arch.)

Please see the previous Fin. notes on pp. 46–48 ante and the Rev. dept's note on p. 50 ante.

The draft order may be accepted and the Case may be returned to Rev.

DKB 21.11.39

JM 22.11.39

Case 23.11.39 · DWD 24/11

AGS S

WDM 24/11

DW 24/11.

Rev

Fin no. 47542 Aud

28/11/39 Rev 6106G

27.11.39

Imue Thu 27/11.

166

Rev Dept

G.No 2.529 FC/37

Routine

To R.S.

In June 1937 a draft order was approved and sent to L.A.D, Ed. H and Fin for acceptance before circulation to H.M.(Rev). With refee to the notes of Fin at pp 46-48 ns, a revised draft order was approved after consulting the Ld Counsil and sent to those depts for perusal. It is for orders whether the file will be circulated to A, before issue of the draft order.

(see end of para 1 of the note at p 43 ns)

(circulated Flag (B))

27.11.37. Not necessary. Issue

Ed
27.XI.37

Thro Supdt Free.

27/11

27/11

108

Rev Dept

49/29/11

C.F. 16.

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying ...		
When copied	With Docket	
When examined...	29/11	29/11
When signed ...		
When despatched.		

SUBJECT:—

Dp 28/11

2/27/11

READ AGAIN _____, dated _____ 19____.

" " _____ " _____ 19____.

READ *ALSO*:—

p 13 cf No. 2529 F 6/37 From ~~To~~ the Bd of Rev, O.M., No. 3782 F/34-1 dated 15-5-1936

From do Referee " 666/36-6 " 5-12-36 ff 15-16 cf

f 30-31 cf To do O.M. " 2529 F/37-1 " 6-7-1937

From do B.O. " 2277 of 18-8-38 ff 32-35 cf

f 38-39 cf To do O.M. " 2529 F/37-5 " 22-5-1938

ff 44-46 cf From do B.O. " 1468 of 30-5-38 ff 60-62 cf

To do O.M. No 2529 F/37-5 of 5-8-38

Order ~~Resolution~~ Ms. ~~Rout.~~ No. From 3168, dated B.O. No 2918 of 13-10-1938 ff 68-70 cf

To 28.11.38

Rev rep p 45 cf

A at ff 49-50 cf

The Bd of Rev is requested to take steps for the alienation to the Municipal Council, Mangalore, of an extent of 15.64 acres of land in the Urva maidan in Kodialbail East ward, Mangalore municipality, subject to the payment of land value at the concessional rate of Rs 1000/- (Rupees one thousand) per acre and subject to the stipulation, besides the usual conditions, that no betterment charges shall

4/105

be demanded by the Municipal Council in respect of ~~any~~ any Govt land included in the town-planning scheme whether reserved or not for Govt purposes.

9

26.10.39.

Sd 30/10

Do

The Bd of Rev ✓

E & S. H dept ✓

L. A dept ✓

26.X.39

Dealt

29/11/39